

PLANNING DIRECTORS HEARING

July 11, 2018

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:05 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

3. CONSENT CALENDAR

- a. [H16-004](#). Site Development Permit to allow the removal of four non-ordinance-size trees, the construction of an approximately 9,400-square foot commercial building, and the utilization of uniform parking spaces on a vacant 0.5-gross acre site, in the CP Commercial Pedestrian Zoning District, located on the northeast corner of Lincoln Avenue and Willow Street (1096 Lincoln Avenue) (J.R. Willow Glen, LLC; David Bider, Owner). Council District 6. CEQA: Mitigated Negative Declaration for the 1096 Lincoln Avenue Project.

PROJECT MANAGER, TRACY TAM

Staff Recommendation: Consider the Mitigated Negative Declaration for the 1096 Lincoln Avenue Project in accordance with CEQA. [Approve a Site Development Permit](#) as described above.

ACTION: APPROVED.

- b. [H17-024](#). Site Development Permit to allow the demolition of two single-family residences and two accessory structures, the construction of five single-family attached residences in two buildings, and the removal of two ordinance-size trees on a 0.4-gross acre site in the R-M Multiple Residence Zoning District, located at 3111 Water Street (Luan Ngo and Nhanai Tonnu Trustee, Owner). Council District 7. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(b) for New Construction for up to six units in an urbanized area.

PROJECT MANAGER, SHAUNN MENDRIN

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<http://sanjoseca.gov/index.aspx?NID=1763>

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Site Development Permit](#) as described above.

ACTION: APPROVED.

- c. [PDA16-037-01.](#) Planned Development Permit Amendment to modify the floor plans of four industrial buildings (entitled but not yet constructed) with up to 44 separate tenant spaces, reduce the maximum building height from 30 feet to 25 feet, and allow exterior modifications, including changes in building materials and colors and increasing the number of doors from 62 to 129, on a 4.8-gross acre site located on the west side of South King Road, approximately 840 feet north of Aborn Road (2905 South King Road) (Sierra Landmark LLC, Owner). Council District 7. CEQA: Determination of Consistency with the Mitigated Negative Declaration for the 2905 South King Road Ministorage & Light Industrial Project (Resolution No. 78112).

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Consider the Determination of Consistency with the Mitigated Negative Declaration for the 2905 South King Road Ministorage & Light Industrial Project (Resolution No. 78112) in accordance with CEQA. [Approve a Planned Development Permit Amendment](#) as described above.

ACTION: APPROVED.

- d. [PDA72-031-04.](#) – Planned Development Permit Amendment to allow the installation of a 4,000-gallon fuel tank and removal and replacement of a generator inside an existing parking garage, construction of a new driveway, and the relocation of four non-ordinance size trees, on a 2.59-gross acre hospital site, in the A(PD) Planned Development Zoning District, located at 275 Hospital Parkway (Kaiser Foundation Hospitals, Owner). Council District 2. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures. Deferred from 5/2, 6/6.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Planned Development Permit Amendment](#) as described above.

ACTION: APPROVED.

- e. [PDA89-082-21.](#) Planned Development Permit Amendment to allow a six-foot tall retaining wall in the rear yard of an existing single-family residence on a 0.32-gross acre site, in the A(PD) Planned Development Zoning District, located at 5716 La Seyne Place (Jennifer and Randall Krenzin, Owners). Council District: 8. CEQA: Exempt in accordance with CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, RUTH CUETO

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Planned Development Permit Amendment](#) as described above.

ACTION: APPROVED.

- f. [SP18-013.](#) Special Use Permit to allow the demolition of a 5,800-square foot building and an 822-square foot building on a 0.4-gross acre site in the LI Light Industrial Zoning District, located at the southeast corner of Floyd Street and Lick Avenue, (390 Floyd Street). Owner: Northern Ventures, LLC. Council District: 3. CEQA: Exempt in accordance with CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Special Use Permit](#) as described above.

ACTION: APPROVED.

- g. The projects being proposed are located on a 0.24-gross acre site on the west side of North 5th Street, approximately 100 feet northerly of East St. John Street, in the R-M Multiple Residence Zoning District (117 North 5th St.) (117N5TH, LLC, Owner). Council District: 3. CEQA: Exempt in accordance with CEQA Guidelines Section 15332 for Infill Development.
1. [SP17-015](#). Special Use Permit to construct a five-story, 28-unit multi-family residential building with an alternative parking arrangement (mechanical lift).
 2. [T17-022](#). Tentative Map to reconfigure one parcel into 28 condominium units for residential uses.

PROJECT MANAGER, LEILA HAKIMIZADEH

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a Special Use Permit and Tentative Map](#) as described above.

ACTION: APPROVED.

The Consent Calendar is now closed.

4. PUBLIC HEARING

No Items

5. ADJOURNMENT

Meeting adjourned at 9:12 a.m.